



**Town of Westford
Planning Board**

Town Hall, 55 Main Street
Westford, Massachusetts 01886
(978) 692-5524 · Fax: (978) 399-2732

**MEETING AGENDA
Monday, February 7, 2022
7:00 PM Meeting
Via webinar**

Please see instructions for participation below

**Open Forum
Public Hearing Items**

1. PB 2136 SPR MOD – 22 Town Farm Road, Buildings 13 and 16

*Public hearing to consider the application of **22 Town Farm Road LLC** for a **Modification to a Site Plan Review to allow for expansion of The Mill Works (indoor and outdoor commercial recreation and restaurant uses) into Buildings 13 and 16** and any other permit or relief as may be required under the Town of Westford Site Plan Review Rules and Regulations and/or Zoning Bylaw. The subject property is located at **22 Town Farm Road Buildings 13 & 16** in the Industrial B (IB) zoning district and identified as Assessor's Map 053 Parcel 0015 Lot 0000 & Map 057 Parcel 0107 Parcel 0000.*

Continued from: September 20, 2021
October 4, 2021 (No discussion)
October 18, 2021
November 1, 2021 (No discussion)
November 15, 2021 (No discussion)
December 6, 2021
December 20, 2021
January 3, 2022 (No discussion)

2. PB 2142 SPR SWM – 71 & 0 Powers Road

*Public hearing to consider the application of **Hard Rock Builders, LLC** for a **Site Plan Review** in accordance with Section 9.4 of the Town of Westford Zoning Bylaw to **construct five (5) detached dwelling units and associated driveway, utilities, and site work** and associated **Stormwater Management Permit** (and any other permit or relief as may be required under the Town of Westford Zoning Bylaw and General Bylaws). The subject property is located at **71 & 0 Powers Road** in the Industrial Highway (IH) zoning district and identified as Assessor's Map 005 Parcel 0010 Lot 0000 and a portion of Map 005 Parcel 0011 Lot 0000.*

Continued from: December 6, 2021
January 3, 2022 (No discussion)

3. PB 2201 SPR SP MCP SWM – 5 Makepeace Road

*Public hearing to consider the application of **Charles E. Gaudet, Trustee of 5 Makepeace Road Realty Trust** for approval of a **Site Plan Review** in accordance with Section 9.4 of the Town of Westford Zoning Bylaw, a **Special Permit for a Major Commercial Project** in accordance with **Section 9.3A** of the Town of Westford Zoning Bylaw, and a **Stormwater Management Permit** in accordance with **Chapter 147 of the Town of Westford General Bylaws** and any other permit or relief as may be required under the Town of Westford Zoning Bylaws in order to construct a building exceeding 15,000 square feet in order to*

*allow for a Wholesale Trade use, including the storing of equipment and bulk inventory of tradespeople. The subject properties are located at **5 Makepeace Road** in the Industrial C (IC) zoning district and identified as Assessor's Map 049 Parcel 0013 Lot 0000.*

4. PB 2203 SPR – 2 Park Drive, Unit 1

*Public hearing to consider the application of **Suzanne Trayhan** for approval of a **Site Plan Review** in accordance with **Section 9.4.1.1** of the Town of Westford Zoning Bylaw for **a change in use from Business to Veterinary Hospital or Clinic and Boarding of Animals (rabbits)**, and any other permit or relief as may be required under the Town of Westford Zoning Bylaws. The subject property is located at **2 Park Drive, Unit 1** in the Commercial Highway (CH) zoning district and is identified as Assessor's Map 011 Parcel 0043 Lot 0000.*

General Business

- A. PB 1834 SPR MOD 60 Littleton Road – Helena Crocker Residences – Request for a Minor Modification in order to add a small block retaining wall that will not exceed four (4) feet, will not impact the layout or size of the building and will not impact the layout or number of parking spaces.
- B. PB 2204 PRE SUB – 8 Flagg Road – Public discussion of an application of Jonathan & Lori Ann Wilder for Preliminary Subdivision Plan Review in accordance with Section 218-10 of the Subdivision Rules and Regulations for the subdivision of one (1) lot into two (2) lots
- C. PB 2205 ANR – 59 and 63 Hildreth Street – The plan filed in this application is to adjust the lot line shared by the two properties further south, thereby increasing the lot area of 59 Hildreth Street and decreasing the lot area of 63 Hildreth Street.
- D. PB 2206 ADM – 1 Robbins Road: Request to Authorize Administrative Review and Approval for the construction and installation of Fuel Cell Generation Systems and associated ancillary equipment and retaining wall
- E. PB 2133 DEF SUB SWM: 22 Griffin Road (Cloverleaf Fields Subdivision) – Request to Release Lot C from Covenant
- F. PB 1923 DEF SUB SWM: 73 Nutting Road “Wendell Place” Endorsement of Plans & Execution of Covenant

Review of Draft Minutes: December 20, 2021; January 3, 2022

Correspondence, Reports and Updates

Instructions for participation:

- 1. Register for the meeting by going to this link: <https://westfordma.gov.zoom.us/j/88548626808?pwd=bGdwL1A1aXJYS0FIZkNOemRiSmprZz09>. After registering, you will receive a confirmation email containing information about joining the webinar.
- 2. WCAT will be broadcasting the meeting live on channels 9 (Comcast) and 34 (Verizon). They also will be streaming the video online. Please see their website for more details: www.westfordcat.org. WCAT will record the meeting and it will be available within a few days of the meeting date. Please see their website for more details: www.westfordcat.org.

If you do not have access to one of these methods of participation, please submit written comments to Joseph Giniewicz, Town Planner, jginiewicz@westfordma.gov, by 2 pm on February 7, 2022.

If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the Americans with Disabilities Act, please contact the Permitting Department at (978) 692-5524 or email etoothaker@westfordma.gov